

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 2/636 Warrigal Road, Malvern East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000 & \$1,320,000

Median sale price

Median price \$1,238,000 Property Type Townhouse Suburb Malvern East

Period - From 02/06/2024 to 01/06/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/12 Thurloo St CHADSTONE 3148	\$1,235,000	12/04/2025
2	2/732 Warrigal Rd MALVERN EAST 3145	\$1,200,000	27/03/2025
3	2/8 Mulgrave St ASHWOOD 3147	\$1,300,000	14/02/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 02/06/2025 08:04



 4  3  2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



1/12 Thurloo St CHADSTONE 3148 (REI)

Agent Comments

 4  3  2

Price: \$1,235,000

Method: Auction Sale

Date: 12/04/2025

Property Type: Townhouse (Res)

2/732 Warrigal Rd MALVERN EAST 3145 (VG)

Agent Comments

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Price: \$1,200,000

Method: Sale

Date: 27/03/2025

Property Type: Flat/Unit/Apartment (Res)

2/8 Mulgrave St ASHWOOD 3147 (VG)

Agent Comments

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Price: \$1,300,000

Method: Sale

Date: 14/02/2025

Property Type: Flat/Unit/Apartment (Res)

Account - McGrath Box Hill | P: 03 9889 8800